



dock talk

Kon Tiki Marine



Life on the docks of Lefroy Harbour and Kon Tiki Marine

Come be part of the experience



All hands on deck

I would like to welcome you all to another great season of boating at Lefroy Harbour Resorts.

At Lefroy Harbour, we are committed to providing a safe and secure environment for you, your families and friends. You'll find that the people of Lefroy Harbour are very welcoming and always ready to give you a helping hand. Our boaters are warm and friendly, and really contribute to the "community" feeling of the marina. And, of course, our knowledgeable staff is always ready and available to assist whenever possible.

Every year we publish dock talk to let you know about any added services or facilities, and to outline the activities we've planned for the new boating season. In this issue, we have included a calendar with the dates of some of our big events and other regular activities that the entire family will enjoy.

We try to add new activities every year so if you have any suggestions for events or activities that would help enhance the experience for Lefroy boaters, drop into the office and let us know.

Last year we ran our first annual photo contest. We had about 10 people submit 80 to 90 photos and are featuring the winners in this issue of dock talk. In 2012, we'll have the 2nd annual photo contest and hope that even more people submit photos of their life at Lefroy and on the Lake Simcoe water system.

Once again this year we'll be holding barbecue pancake breakfasts on the last Saturday of every month. Bring your own plates and cutlery and enjoy a great meal for a good cause. All proceeds of the breakfasts are donated to the health of Lake Simcoe.

During the winter, we've been busy doing regular maintenance, repairing docks, cleaning up the grounds and picnic areas to ensure that everything is in pristine shape when boaters return.

One of the new things to expect for the 2012 season is a special events vehicle/courtesy shuttle that will ensure boaters have transportation for shopping excursions for essential supplies.

Another new addition is "Boater Assist" and Lefroy Harbour is a 'tow centre' for the program. It's like having CAA on the water. Buying a 'Boater Assist' membership gives you access to towing to the closest port on Lake Simcoe if you ever do run into a problem.

Stay up to date on all the news at Lefroy Harbour through dock talk, as well as our website and blog, Facebook, Twitter and YouTube. For example, when it's time to launch the boats for the new season, we videotape all the launchings we do during the day and then post them on YouTube or our Facebook page. That allows you to monitor our progress and see when your boat is being launched without having to leave home.

You can also keep in touch with us all year round via e-mail, Twitter or Facebook to share your experiences, ideas and suggestions.

We hope you enjoy the 2012 boating season at Lefroy Harbour and that you have the opportunity to experience the beauty of Lake Simcoe and explore the great water system we have at our front door.

Ryan Stovold
Lefroy Operations Manager



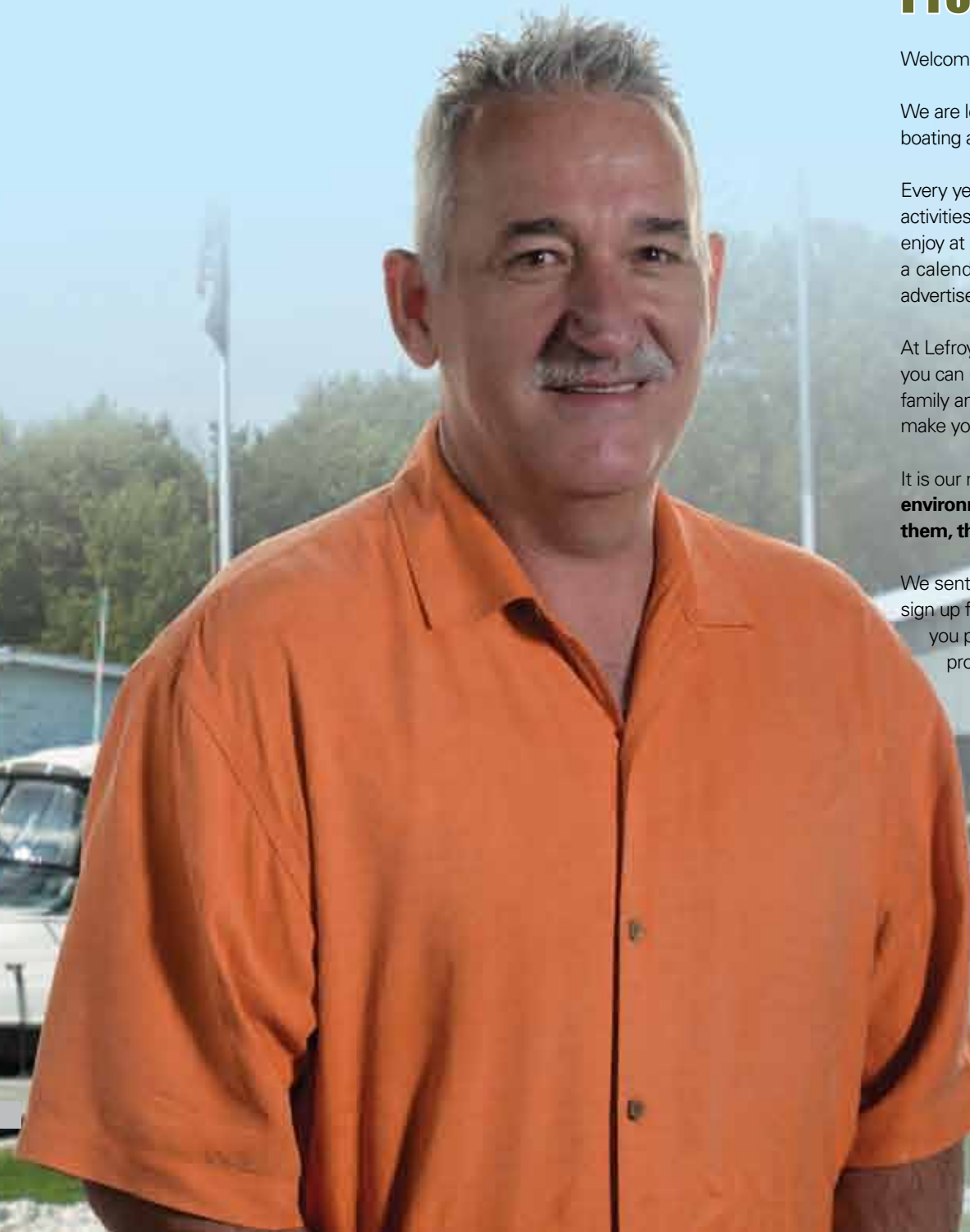
Ryan Stovold

Mario Vorgic

Al Gooding



Gail Roubos



President's Message 2012

Welcome to Lefroy Harbour and Kon Tiki Marina, and another exciting season of boating.

We are looking forward to a great summer of warm and sunny weather full of great boating and fun activities for you, your family and friends.

Every year we produce dock talk to highlight the services we have available and the activities planned for the season. It also provides a small snapshot of the lifestyle boaters enjoy at Lefroy and Kon Tiki as well as some interesting articles, useful information and a calendar of events to help you plan your 2012 season. We'd like to thank our advertisers whose support makes this first-class publication possible every year.

At Lefroy and Kon Tiki, it is our goal to create a warm, welcoming and safe oasis where you can unwind from the pressures of everyday life and make the most of your time with family and friends. We are constantly working to ensure that our facilities and amenities make your time with us as comfortable and enjoyable as possible.

It is our mission to deliver on this promise to you: **To provide a safe and secure environment where we'll assist boaters in creating memorable experiences for them, their families, and their friends.**

We sent you a coupon in December and I hope you will take advantage of the offer to sign up for Boater Assist. This program is like having CAA on the water. It truly gives you piece of mind boating. Lefroy is a certified tow centre for this new and exciting program and we will be there to assist you if the need ever arises.

You'll find the 2012 Calendar in this issue of dock talk. Our year begins with the Toronto International Boat Show January 14 to 22, followed in February with the ever-popular Lefroy Family Winter Golf Classic on February 25. This fun 9-hole tournament has grown over the past six years from 50 participants to 200 golfers of all ages.

Once again, the Summer Rendezvous is scheduled for the first week of August. This is a major highlight of the summer and space is limited – so be sure to mark your calendar and sign up early. It is fun for the entire family and a great way to meet new friends, see new places and enjoy boating in a safe group environment. I look forward to seeing you at all the events this year – **Come be part of the experience.**

Have an exciting and safe 2012 boating season, and remember to always have fun.

Jeff Stovold
President

Lefroy Harbour



Which comes first, the chicken or the egg... or in our family's case, buy a boat or find a place to berth it? Figuring that we'd be in a difficult spot if we had to put a 10m fly bridge in our driveway, we had been touring Simcoe in search of the perfect slip. The sun was shining, and the water was warm when we first drove down the lane way to Lefroy Harbour Resorts. This was the fourth or fifth marina we'd visited, but right from the beginning our family knew we'd found our new summer home. The location was ideal, the facilities were fantastic, the staff was beyond helpful, and to top it off, the other boaters were unbelievably welcoming.

We'd found the perfect marina. There was only one problem. We didn't own a boat. But fate was on our side. As we explored the various location options Ryan offered, we discovered the Mainship model we had been hunting high and low to buy was already floating happily in a slip at Lefroy. And even better, the owner was interested in selling!

A survey later, along with a thorough mechanical check by Stan's team, we were the proud new owners of a fantastic boat, and the new "owners" of a wonderful slip at Lefroy. We couldn't have been happier. But what we discovered really makes Lefroy special is the sense

of community. We grew up as trailer boaters, so we had lots to learn about a boat that doesn't fit on a trailer. Two props instead of one. Inboard instead of outboard. Windlass instead of muscle. Air conditioning and heat! We were in a new world. But our Lefroy neighbours were genuinely interested in making our first boating season fun and safe. With the affable Earl Young as our coach, we took our boat out to try rougher waters, windy days, and night skies. We learned all types of valuable boating tips from Keith, Bob, Doug and others. Paul spent the summer showing us great anchorages and how to raft. We laughed with Pino as we each shared our "I probably shouldn't have done that" stories that boaters amass during their time on the water. And we genuinely enjoyed the company of the wonderful group who share our slip row. We discovered Lefroy is not only a place for families, it is a family.

Our first year was full of firsts. Our first opening party. Our first dinghy drive-in. Our first Lefroy fireworks on the lake. Our first night aboard. Our first night cruise. And sadly, our first closing party. But we also know the winter will pass quickly, and in no time at all we'll be back at Lefroy.

The McKillop Family in S46



Stan Messenger, Colin Slack, Mark Howard and Laura Bakowski

Another busy season has come and gone and now we're gearing up to provide you with the very best service during the 2012 season. As many of you know, this past year we added a few new faces to our Lefroy Harbour crew, with Laura in parts department and Gail in the accounting department. Mark and Colin were kept busy ensuring that everyone stayed on the water and are looking forward to serving you again in the upcoming season.

I am very excited to announce that we have purchased a new 20-ton hydraulic trailer and a 35-ton Marine Travelift to lift and move your boat safely.

Remember, we are here to make your boating season as fun-filled and trouble-free as possible so if there is anything that you need to have done to help make that happen, please do not hesitate to contact your Service Team.



The location: ideal. The facilities: fantastic. The staff: beyond helpful. And the friends...



...not just boating friends but friends for life

Dockside 2012

Great relationships are those that develop naturally and work hand in hand to automatically enhance the other partners well being. Such I believe is the great relationship that has developed between Kon Tiki and the Cook Bay Yacht Club (CBYC).

Kon Tiki provides us with great facilities, constant support of club activities and gives us a sense of home and community in return. Our little organization adds to the betterment and enjoyment of boating in general and sailing in particular by having great social events on and off the water, combined with a great racing program that appeals not only to the novice but also some of the finest, most competitive racers on the lake.

There is another relatively unknown aspect and value to the CBYC – the knowledge of its members. We have quite a broad range of expertise among us – fiberglass experts, rigging experts, licensed boat surveyors, etc. In all, hundreds of years of combined knowledge that members and non-members can draw upon to make there boating experience more enjoyable.

One of the new “services” the club will offer this year is advice at Launch and Haul-out. To help make these stressful days smoother, members of the CBYC will walking around ready to offer some sound information.

Some quick words on boat prep for launch:

- Prep your boat before launch
- Ensure all your hardware (*pins, etc.*) are accounted for
- Change those stiff, worn out halyards with nice soft new ones
- Have a few pieces of mechanics safety wire about 4 inches long that can quickly be inserted into the pins. That way you can get back to your dock and put rings in at your leisure.
- Make sure all your lines are tied up out of the way so your mast is clean and neat – remember all you need to secure is your forestay, backstay and upper shrouds.

Finally a quick thank you to Frankie and all his staff at Kon Tiki who make this relationship work so well.

Paul Cairolì, Commodore Cook Bay Yacht Club



Kon Tiki

As business owners ourselves, we are well aware of the three “F”s when managing things (*Be Firm, Friendly and Fair*) in any and all that one does. We have enjoyed the past summer months being at KonTiki a lot, both on busy weekends as well as not so busy weekdays due to our very flexible work schedules. Thus seeing the magnitude of the hands on Manager that you have so nicely placed within our paths.

In our current day world of extreme busy communication technology; Frank demonstrates abilities that are a valued surprise. As a matter of observation (manager and patrons) from a mere “Meet and Greet” he applies a welcome to you with such infused warmth. To the occasional request for something to be done, Frank delivers the sincere definition of personal customer service that is very old style and old world about it. When Frank’s reply is “No Problem” or “that he will take care of something,” he means it and follows through time and time again. As for unreasonable requests (that I have witnessed others ask to be done) I have seen Frank respond with the firm part of managing, he will let one know right from the top that they better access a new plan of action for such.

To sum this letter up I have to tell you that we feel we are getting customized solid value for our investment in belonging to KonTiki Marine. I know I am speaking for many others at KonTiki as well

Bill & Karen Reford

Another season of great boating is fast approaching and if last year was an indication of a fantastic summer, let’s get ready for a wonderful year!

The season starts in January with the Toronto Boat Show, followed by our winter classic in February (9 holes on the ice what a GREAT day!), and our opening party in May.

This year we are launching a new program – Boaters Assist. This will give you piece of mind while navigating our waterways. Take advantage of the coupon you received. Along with dock and walkway repairs, we are also working on a structural wall in E basin and the corner of F. So much to do in so little time.

To all our boaters old and new we welcome you. Get involved in all the events, they are a great way to make new friends and reminisce with old. Check out the calendar with the dates or ask at the office.

Let’s get our boats off the docks, enjoy and explore what is some of Ontario’s best boating right in our own backyard.

Frank Scuccimari, Kon Tiki Operations Manager



Kon Tiki makes boating an experince that will always be remembered





Kid's Club



Lefroy Harbour Resorts is a place for families where even the youngest boaters have a lot of fun things to do.

We have a playground with a giant 40-foot pirate ship, slide, and climbing walls – but we also have a Kids Club. The kids have a blast and Mom

and Dad get a break and a chance to socialize with friends, too!

The Kids Club is led by our recreational director and held every Saturday afternoon in or at the pavilion. Kids from the marina get together for creative and fun activities including arts and crafts, tie-dye t-shirts, Wii, water games and more.

Lefroy Harbour is a great place for kids of all ages!

Clockwise: Scary little monster / Wii time / Tie and Dye



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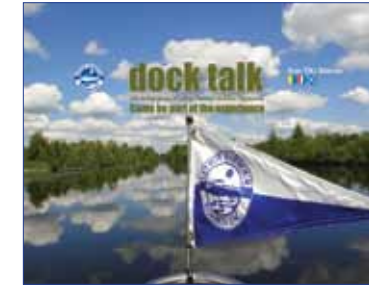
Annual Photo Contest

About the Cover

Last August we ventured through the Trent Severn Lock system for our first experience on vacation, on our own, on our "home away from home." On the first day of our adventure, we were crossing Canal Lake and the weather was amazing! I'm sure all three of us (including the dog!) were smiling ear-to-ear!

I was relaxing on the bow, mesmerized by the scenery, when our Lefroy Harbour flag up against this beautiful sky caught my eye and I knew I had to capture this picturesque scene on camera. Our pride in our home port inspired

this photo, and being able to share it with Dock Talk makes it even better! Our entire 10-day excursion went off without a hitch as we expanded our boating education and confidence daily. Now we truly know why we got into the boating experience and why we continue to look beyond the flag, for the only thing better than boating.... More of it!



Gail and Steve (and of course Kit) "Coconuts"



Taking Flight: Winner



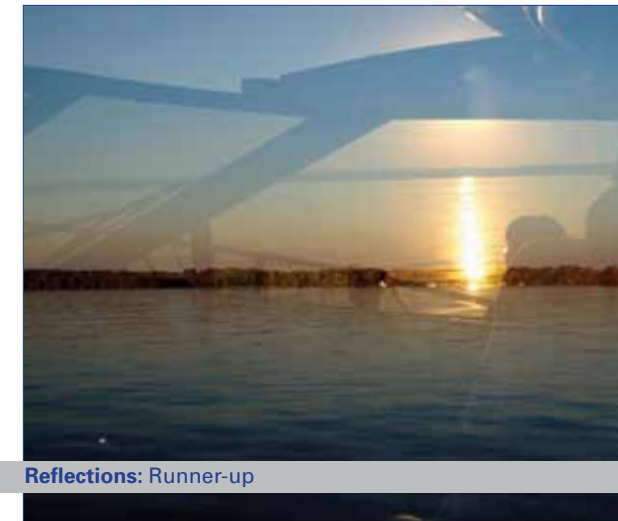
Tranquility: Winner



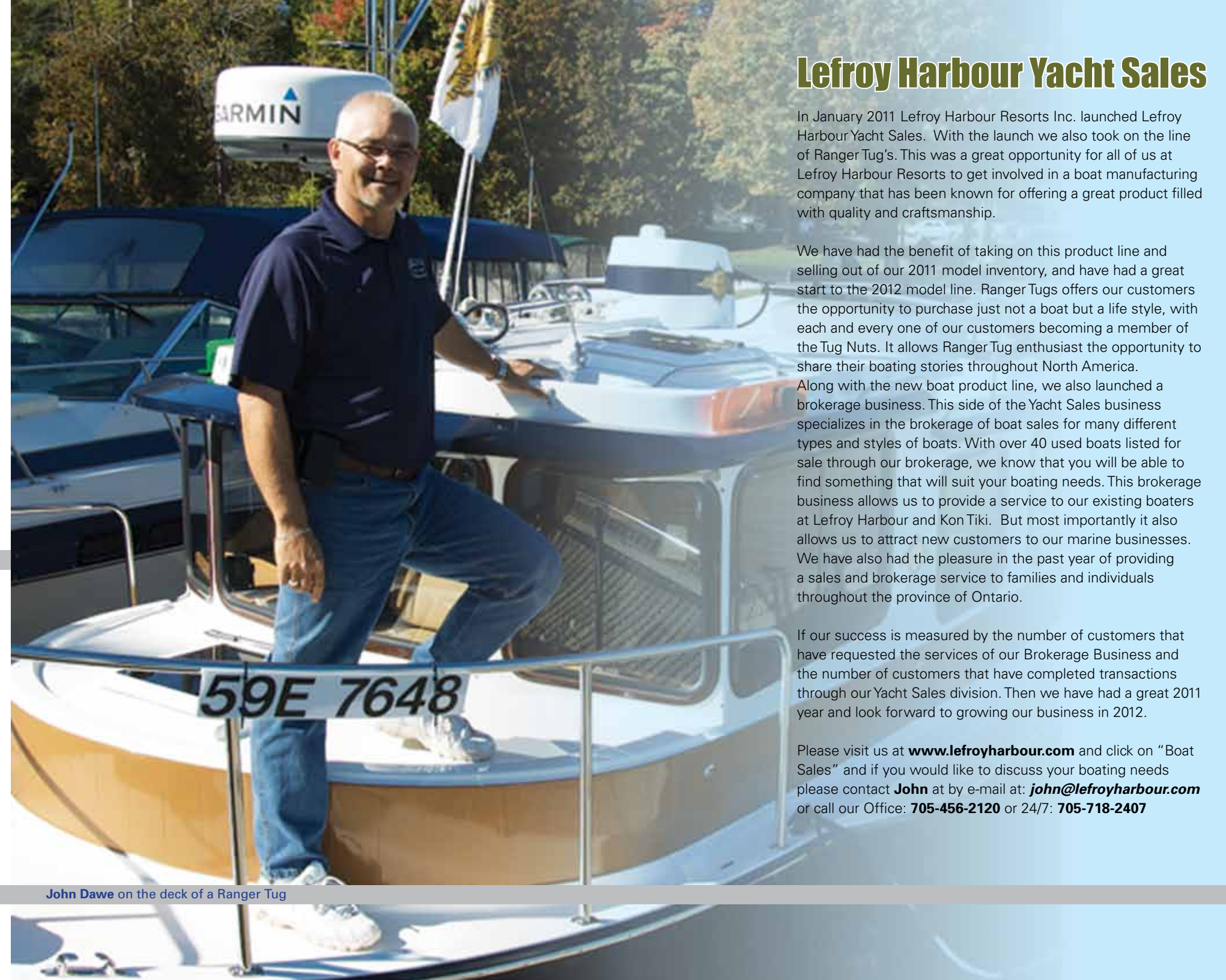
Sunset on Simcoe: Runner-up



Colour the Bay: Runner-up



Reflections: Runner-up



John Dawe on the deck of a Ranger Tug

Lefroy Harbour Yacht Sales

In January 2011 Lefroy Harbour Resorts Inc. launched Lefroy Harbour Yacht Sales. With the launch we also took on the line of Ranger Tug's. This was a great opportunity for all of us at Lefroy Harbour Resorts to get involved in a boat manufacturing company that has been known for offering a great product filled with quality and craftsmanship.

We have had the benefit of taking on this product line and selling out of our 2011 model inventory, and have had a great start to the 2012 model line. Ranger Tugs offers our customers the opportunity to purchase just not a boat but a life style, with each and every one of our customers becoming a member of the Tug Nuts. It allows Ranger Tug enthusiast the opportunity to share their boating stories throughout North America. Along with the new boat product line, we also launched a brokerage business. This side of the Yacht Sales business specializes in the brokerage of boat sales for many different types and styles of boats. With over 40 used boats listed for sale through our brokerage, we know that you will be able to find something that will suit your boating needs. This brokerage business allows us to provide a service to our existing boaters at Lefroy Harbour and Kon Tiki. But most importantly it also allows us to attract new customers to our marine businesses. We have also had the pleasure in the past year of providing a sales and brokerage service to families and individuals throughout the province of Ontario.

If our success is measured by the number of customers that have requested the services of our Brokerage Business and the number of customers that have completed transactions through our Yacht Sales division. Then we have had a great 2011 year and look forward to growing our business in 2012.

Please visit us at www.lefroyharbour.com and click on "Boat Sales" and if you would like to discuss your boating needs please contact John at by e-mail at: john@lefroyharbour.com or call our Office: 705-456-2120 or 24/7: 705-718-2407

A Little General Maintenance Goes a Long Way

Regular Overall Inspection

Routinely check your boat's controls for loose fittings and hoses that are dry, cracked, binding or kinked. When is the last time you replaced your engine and generator impellers. They need to be checked regularly and replaced every few years as the rubber fins only last so long. The last thing you want is a chunk of the impeller blade lodge in your cooling system.

Bilge Pumps

Don't forget to check that your bilge pumps are working properly. Most newer pumps have a test lever on their side. If your bilge is greasy, you need to clean it out. Do you have enough and are they big enough to discharge a fair amount of water in case of a large impact?

Checklists

There are a lot of finer points to keep in mind when it comes to maintaining your boat especially if you're a new boater. The best way to keep track of what needs to be done is to follow a checklist. Spring startup/Winterizing, Pre-Departure, Semi-Annual Checklist etc.

Battery Care

Check to ensure that they are properly charged and that they have the correct fluid levels (use mineral free distilled water). Clean the battery posts and treat the terminals against corrosion. Measure the specific gravity of all battery cells and load test your batteries regularly

especially once you see the sides start to bulge out. Sitting over winter does not help in prolonging the life of your batteries. There's nothing worse than being on the hook and your batteries not keeping up to your demands or when you go to start your motors. Make sure all the batteries in the same bank have the same rating, and your charger can properly charge multiple banks.

Exhaust

Check that there is water coming out of the exhaust. You need to check this every time the engines start. If there is no water going into the exhaust system then you have to quickly shut down the engine before you melt one of the hoses, impeller or mufflers. Check the exhaust colour. Black or blue smoke in the exhaust indicates engine trouble. White smoke could mean a broken thermostat.

Camper Tops

One of the most common mistakes with the vinyl glass is using cleaning products that have ammonia such as Windex which causes them to turn milky and fade. Use proper cleaning products such as Klear to Sea. When storing your vinyl glass be sure to lay them flat or roll them with smooth paper or cloth. Lubricate your zippers with a silicone spray or your fasteners with a dry silicone spray and never use any petroleum products. Also, use spacers to keep your vinyl glass off hot surfaces such as stainless supports or windshield frames as this will discolour them, make them brittle and mark them.

Electrical and Electronics

Many boating failures occur as a result of corroded or improper electrical connections, so keep electrical components corrosion free and use the proper connectors. Electrical fittings can be protected with a dielectric spray or paste. Check the belt tension on the alternator and adjust or replace if necessary. Clean around the alternator to prevent excess dirt being sucked into the alternator coils.

A Little Extra Goes a Long Way

So you're out on the lake or up on Georgian Bay away from a quick tow or help; do you have all the extra parts you need? It doesn't matter what size boat you have, you need to have extra parts and the tools to get the job done. Talk to your marina about getting a kit of what you need as they're aware of what the vital components are.

Needing a Survey

If you've received a letter from your insurance company that you need a survey to renew this spring, get in contact with your surveyor now so the bottom can be inspected while in storage.

*This article provided by Barry Goodyear of Ra Kon Marine Surveyors & Appraiser, Innisfil, ON **1-877-777-2566** www.rakon.ca.*

Meet Bun Lai

Bun Lai Boat Services is a sub-contractor that has Lefroy Harbour Resorts as its home base. The company handles boat cleaning, compound waxing, and shrink wrapping as well as fiberglass work and repair and cabinet work.

Many of you may have already met its owner, Bun Lai, or are familiar with his boat care and maintenance services, but you probably don't know the story of how he came to Canada and Lefroy Harbour.

Bun Lai arrived in Canada 32 years ago from Cambodia. Between the ages of 19 and 24, he was part of the Cambodian War – and one of the lucky survivors. The war ravaged the country and Bun Lai's family. So many Cambodians and members of his large extended family were killed. Before the war, his father had a large factory that manufactured motorcycles, bicycles and many other things. All of that was lost. Bun Lai was one of 12 children but only 13 family members were left to make their way out of Cambodia to Thailand, and ultimately Canada. They hid, often in sewers, and made their way to Thailand on foot. They were there for a year while Bun Lai's brother and sister-in-law in Canada had refugee services looking for the family so they could sponsor their move to Canada. His family is now spread throughout Canada and the US and have all been successful in business.

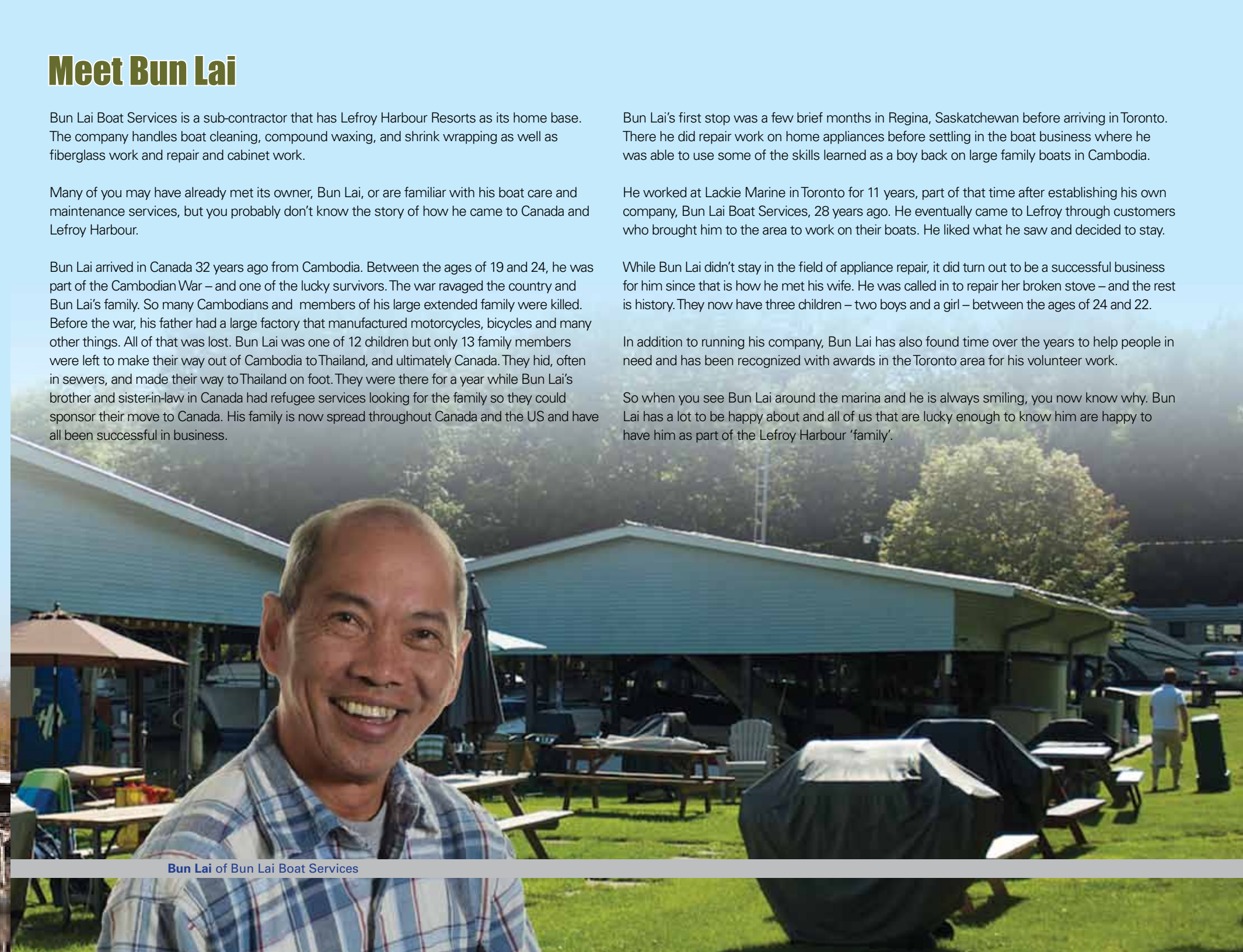
Bun Lai's first stop was a few brief months in Regina, Saskatchewan before arriving in Toronto. There he did repair work on home appliances before settling in the boat business where he was able to use some of the skills learned as a boy back on large family boats in Cambodia.

He worked at Lackie Marine in Toronto for 11 years, part of that time after establishing his own company, Bun Lai Boat Services, 28 years ago. He eventually came to Lefroy through customers who brought him to the area to work on their boats. He liked what he saw and decided to stay.

While Bun Lai didn't stay in the field of appliance repair, it did turn out to be a successful business for him since that is how he met his wife. He was called in to repair her broken stove – and the rest is history. They now have three children – two boys and a girl – between the ages of 24 and 22.

In addition to running his company, Bun Lai has also found time over the years to help people in need and has been recognized with awards in the Toronto area for his volunteer work.

So when you see Bun Lai around the marina and he is always smiling, you now know why. Bun Lai has a lot to be happy about and all of us that are lucky enough to know him are happy to have him as part of the Lefroy Harbour 'family'.



Bun Lai of Bun Lai Boat Services

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Calendar of 2012 Events

January	February	April	April through August
14-22 Toronto International Boat Show	16-20 Miami International Boat Show 25 Winter Golf Classic	9 Boat Launch 28 Kon Tiki Sailboat Launch (Weather permitting)	\$5 Pancake Breakfast, last Saturday of each month
May	June	July	July
19 Opening Party / Photo Contest Begins	8-10 Orillia Boat Cottage & Outdoor Show 16 Safety Day 23 Christmas in June (Orillia)	7 Canada Day Celebration Dinghy Drive-in	Golf Tournament (TBD) Lake Simcoe Info Day (TBD)
August	August	September	October
6-12 Summer Rendezvous 10-12 Orillia Waterfront Festival	24-26 Port Credit In-Water Boat Show	8 Closing Party	9 Boat Lift 13 Kon Tiki Sail Boat Lift Photo Contests Ends

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